

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Hudson County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$64,128,412**

PJ's Size Grouping\*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	27		
% of Funds Committed	96.78 %	95.13 %	8	95.51 %	71	67	
% of Funds Disbursed	87.11 %	85.90 %	14	87.58 %	42	40	
Leveraging Ratio for Rental Activities	3.32	5.07	0	4.86	32	36	
% of Completed Rental Disbursements to All Rental Commitments***	66.40 %	77.80 %	23	82.17 %	7	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.40 %	62.11 %	19	71.17 %	15	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.21 %	83.57 %	18	81.54 %	53	46	
% of 0-30% AMI Renters to All Renters***	35.00 %	45.20 %	21	45.68 %	24	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	96.19 %	100	100	
Overall Ranking:			In State:	23 / 27	Nationally:	20 25	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,691	\$28,202		\$27,510	1,060 Units	77.30 %	
Homebuyer Unit	\$27,878	\$17,461		\$15,239	93 Units	6.80 %	
Homeowner-Rehab Unit	\$17,919	\$15,837		\$20,932	219 Units	16.00 %	
TBRA Unit	\$0	\$8,053		\$3,121	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$88,781	\$100,525	\$19,643
<b>State:*</b>	\$108,911	\$97,945	\$17,568
<b>National:**</b>	\$98,643	\$77,150	\$23,791

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.3 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">27.5</span>	<span style="border: 1px solid black; padding: 2px;">24.7</span>	<span style="border: 1px solid black; padding: 2px;">63.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">9.4</span>	<span style="border: 1px solid black; padding: 2px;">5.4</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">1.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">59.6</span>	<span style="border: 1px solid black; padding: 2px;">68.8</span>	<span style="border: 1px solid black; padding: 2px;">32.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">43.7</span>	<span style="border: 1px solid black; padding: 2px;">26.9</span>	<span style="border: 1px solid black; padding: 2px;">38.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">30.6</span>	<span style="border: 1px solid black; padding: 2px;">19.4</span>	<span style="border: 1px solid black; padding: 2px;">27.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">15.6</span>	<span style="border: 1px solid black; padding: 2px;">23.7</span>	<span style="border: 1px solid black; padding: 2px;">14.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">7.5</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">2.5</span>	<span style="border: 1px solid black; padding: 2px;">10.8</span>	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">19.7</span>	<span style="border: 1px solid black; padding: 2px;">31.2</span>	<span style="border: 1px solid black; padding: 2px;">11.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">41.5</span>	<span style="border: 1px solid black; padding: 2px;">3.2</span>	<span style="border: 1px solid black; padding: 2px;">44.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">25.6</span>	<span style="border: 1px solid black; padding: 2px;">21.5</span>	<span style="border: 1px solid black; padding: 2px;">15.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">10.8</span>	<span style="border: 1px solid black; padding: 2px;">34.4</span>	<span style="border: 1px solid black; padding: 2px;">20.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">9.7</span>	<span style="border: 1px solid black; padding: 2px;">6.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">23.8</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span> #
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.1</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">6.2</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">69.9</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 0

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

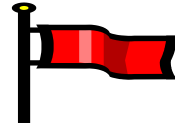
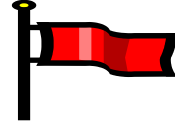
State: NJ

Group Rank: 20  
 (Percentile)

State Rank: 23 / 27 PJs

Overall Rank: 25  
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	66.4	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	53.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.02	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

